

# For Sale / Lease

156 Strawberry Plains Road  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**Campana Waltz**  
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

**FOR SALE / LEASE**  
**156 Strawberry Plains Road**  
**Williamsburg, Virginia**

- Location:** New Town Professional Center Condominium  
156 Strawberry Plains Road, Suite A  
Williamsburg, Virginia
- Description:** **The Property is attractively located in the City of Williamsburg limits and is in close proximity to New Town, High Street, Midtown, the College of William & Mary, and Colonial Williamsburg. This well-appointed office is approximately 1,505 square feet and is move-in ready for a medical or any other office application. This is an ideal location for a business that wants a central location, signage, and substantially lower rent than New Town or High Street!**
- Condominium Size:** Approximately 1,505 Square Feet
- Sales Price:** \$175,000.00 (\$116.28/sf)
- Lease:** **\$14.50 per square foot.** Price is inclusive of Condominium fees & real estate taxes. Tenant is responsible for its utilities, telecommunications, and janitorial.
- Condominium Fees:** Approximately \$2.68 per square foot.
- Zoning:** **LB-4-Limited Business Corridor District.** Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Well established area
  - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Floorplan
  - Aerial Maps
  - Location Map
  - Zoning Information
  - Demographic Information

**For Additional Information, Please Contact:**

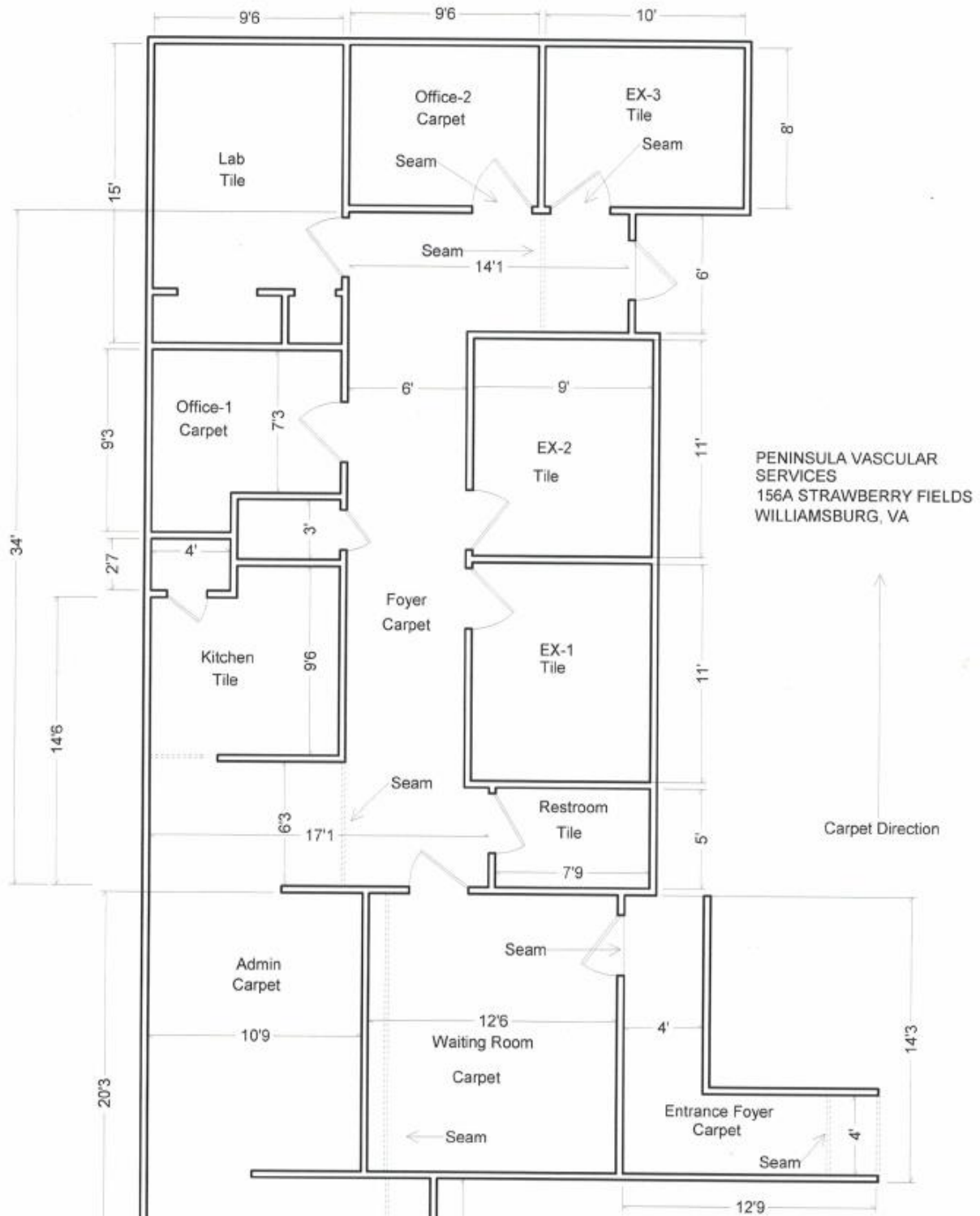
**Ron A. Campana, Jr.**

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Suite A is  $\pm 1,505$  SF

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## 156 Strawberry Plains Road, Williamsburg, Virginia



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**For Sale / Lease**  
**156 Strawberry Plains Road, Suite A**  
**Williamsburg, Virginia**



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# 156 Strawberry Plains Road Williamsburg, Virginia

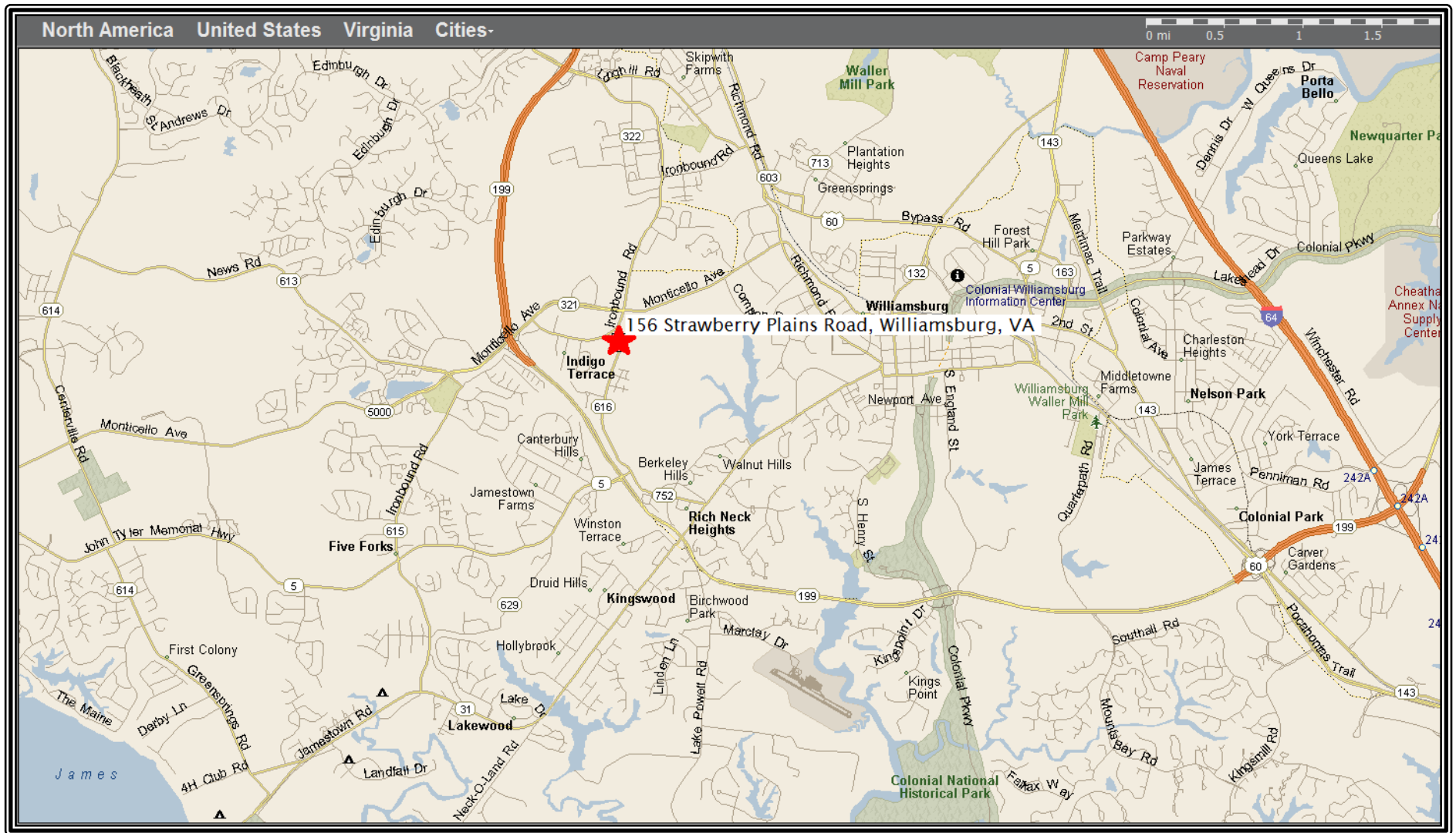


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Commercial Real Estate, LLC



## Demographic and Income Profile

156 Strawberry Plains Rd, Williamsburg, Virginia, 23188  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.27254  
Longitude: -76.73889

Summary	Census 2010	2017	2022				
Population	8,995	9,826	10,520				
Households	3,662	4,031	4,369				
Families	1,988	2,153	2,317				
Average Household Size	1.98	1.99	2.00				
Owner Occupied Housing Units	2,000	2,090	2,259				
Renter Occupied Housing Units	1,662	1,941	2,109				
Median Age	34.6	37.1	39.6				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.37%	0.92%	0.83%				
Households	1.62%	0.86%	0.79%				
Families	1.48%	0.77%	0.71%				
Owner HHs	1.57%	0.83%	0.72%				
Median Household Income	2.09%	2.31%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	380	9.4%	408	9.3%		
	\$15,000 - \$24,999	262	6.5%	265	6.1%		
	\$25,000 - \$34,999	378	9.4%	383	8.8%		
	\$35,000 - \$49,999	609	15.1%	610	14.0%		
	\$50,000 - \$74,999	619	15.4%	602	13.8%		
	\$75,000 - \$99,999	521	12.9%	575	13.2%		
	\$100,000 - \$149,999	755	18.7%	883	20.2%		
	\$150,000 - \$199,999	211	5.2%	273	6.2%		
	\$200,000+	297	7.4%	369	8.4%		
Median Household Income	\$63,502		\$70,414				
Average Household Income	\$87,127		\$97,348				
Per Capita Income	\$37,045		\$41,150				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	305	3.4%	310	3.2%	336	3.2%
	5 - 9	292	3.2%	310	3.2%	341	3.2%
	10 - 14	343	3.8%	349	3.6%	370	3.5%
	15 - 19	981	10.9%	1,001	10.2%	1,014	9.6%
	20 - 24	1,668	18.5%	1,689	17.2%	1,648	15.7%
	25 - 34	942	10.5%	1,083	11.0%	1,086	10.3%
	35 - 44	771	8.6%	802	8.2%	973	9.2%
	45 - 54	921	10.2%	915	9.3%	922	8.8%
	55 - 64	951	10.6%	1,061	10.8%	1,149	10.9%
	65 - 74	879	9.8%	1,129	11.5%	1,277	12.1%
	75 - 84	590	6.6%	718	7.3%	912	8.7%
	85+	353	3.9%	457	4.7%	491	4.7%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	7,066	78.5%	7,444	75.8%	7,744	73.6%
	Black Alone	1,149	12.8%	1,357	13.8%	1,511	14.4%
	American Indian Alone	15	0.2%	20	0.2%	25	0.2%
	Asian Alone	390	4.3%	503	5.1%	608	5.8%
	Pacific Islander Alone	16	0.2%	18	0.2%	20	0.2%
	Some Other Race Alone	107	1.2%	149	1.5%	189	1.8%
	Two or More Races	254	2.8%	335	3.4%	422	4.0%
	Hispanic Origin (Any Race)	396	4.4%	539	5.5%	675	6.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

November 08, 2017





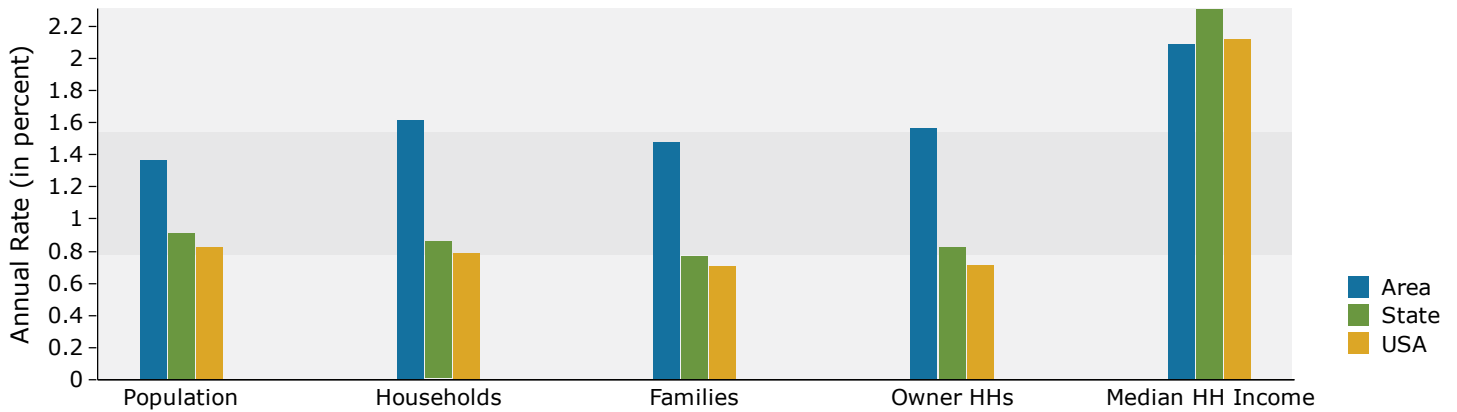
## Demographic and Income Profile

156 Strawberry Plains Rd, Williamsburg, Virginia, 23188  
Drive Time: 5 minute radius

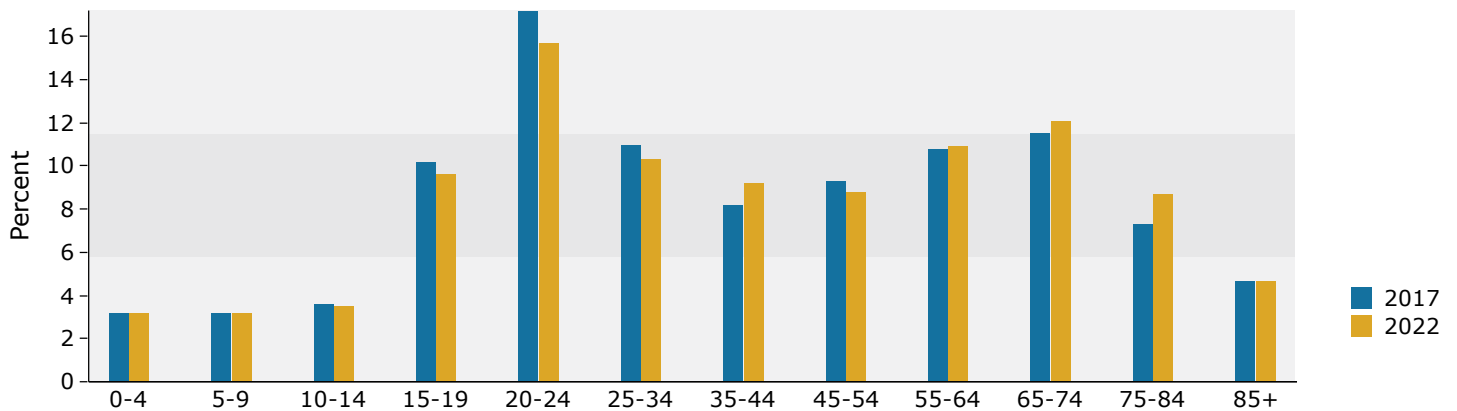
Prepared by Janice Lewis, CCIM

Latitude: 37.27254  
Longitude: -76.73889

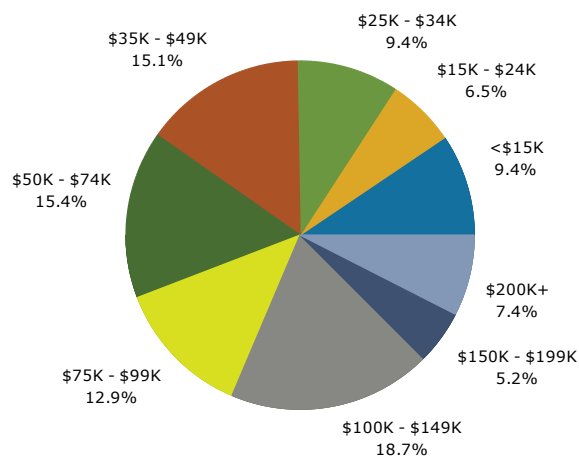
### Trends 2017-2022



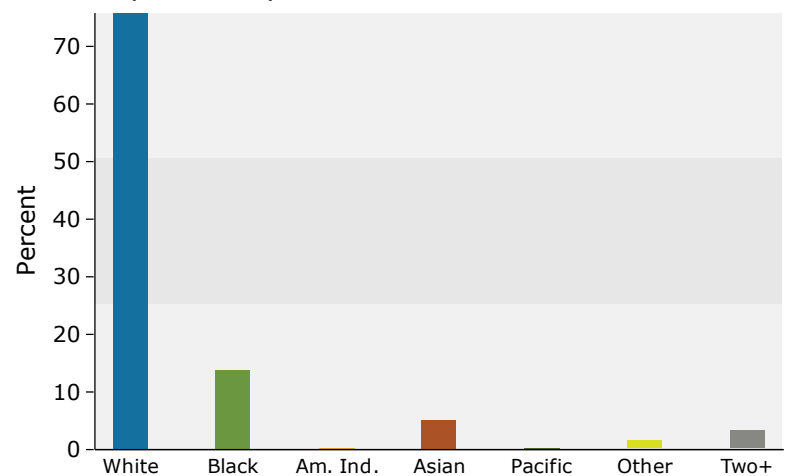
### Population by Age



### 2017 Household Income



### 2017 Population by Race



2017 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

November 08, 2017



## Demographic and Income Profile

156 Strawberry Plains Rd, Williamsburg, Virginia, 23188  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.27254  
Longitude: -76.73889

Summary	Census 2010	2017	2022				
Population	44,040	48,680	52,328				
Households	17,043	18,791	20,264				
Families	11,026	12,064	12,949				
Average Household Size	2.32	2.34	2.35				
Owner Occupied Housing Units	11,146	11,851	12,696				
Renter Occupied Housing Units	5,897	6,941	7,568				
Median Age	38.9	40.6	42.1				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.46%	0.92%	0.83%				
Households	1.52%	0.86%	0.79%				
Families	1.43%	0.77%	0.71%				
Owner HHs	1.39%	0.83%	0.72%				
Median Household Income	1.58%	2.31%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	1,487	7.9%	1,591	7.9%		
	\$15,000 - \$24,999	1,221	6.5%	1,232	6.1%		
	\$25,000 - \$34,999	1,485	7.9%	1,463	7.2%		
	\$35,000 - \$49,999	2,092	11.1%	2,040	10.1%		
	\$50,000 - \$74,999	3,023	16.1%	2,867	14.1%		
	\$75,000 - \$99,999	2,625	14.0%	2,824	13.9%		
	\$100,000 - \$149,999	3,725	19.8%	4,292	21.2%		
	\$150,000 - \$199,999	1,502	8.0%	1,952	9.6%		
\$200,000+	1,632	8.7%	2,002	9.9%			
Median Household Income	\$75,623		\$81,779				
Average Household Income	\$97,289		\$108,866				
Per Capita Income	\$39,177		\$43,656				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,942	4.4%	1,970	4.0%	2,100	4.0%
	5 - 9	2,045	4.6%	2,134	4.4%	2,241	4.3%
	10 - 14	2,268	5.1%	2,300	4.7%	2,461	4.7%
	15 - 19	4,138	9.4%	4,179	8.6%	4,257	8.1%
	20 - 24	5,443	12.4%	5,521	11.3%	5,308	10.1%
	25 - 34	4,561	10.4%	5,602	11.5%	5,751	11.0%
	35 - 44	4,538	10.3%	4,622	9.5%	5,617	10.7%
	45 - 54	5,343	12.1%	5,422	11.1%	5,250	10.0%
	55 - 64	5,342	12.1%	6,019	12.4%	6,462	12.3%
	65 - 74	4,492	10.2%	5,829	12.0%	6,586	12.6%
	75 - 84	2,762	6.3%	3,474	7.1%	4,441	8.5%
	85+	1,167	2.6%	1,609	3.3%	1,854	3.5%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	35,236	80.0%	37,870	77.8%	39,708	75.9%
	Black Alone	5,160	11.7%	5,886	12.1%	6,449	12.3%
	American Indian Alone	99	0.2%	135	0.3%	163	0.3%
	Asian Alone	1,642	3.7%	2,192	4.5%	2,716	5.2%
	Pacific Islander Alone	44	0.1%	51	0.1%	56	0.1%
	Some Other Race Alone	621	1.4%	866	1.8%	1,094	2.1%
	Two or More Races	1,239	2.8%	1,680	3.5%	2,141	4.1%
	Hispanic Origin (Any Race)	2,085	4.7%	2,928	6.0%	3,696	7.1%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

November 08, 2017



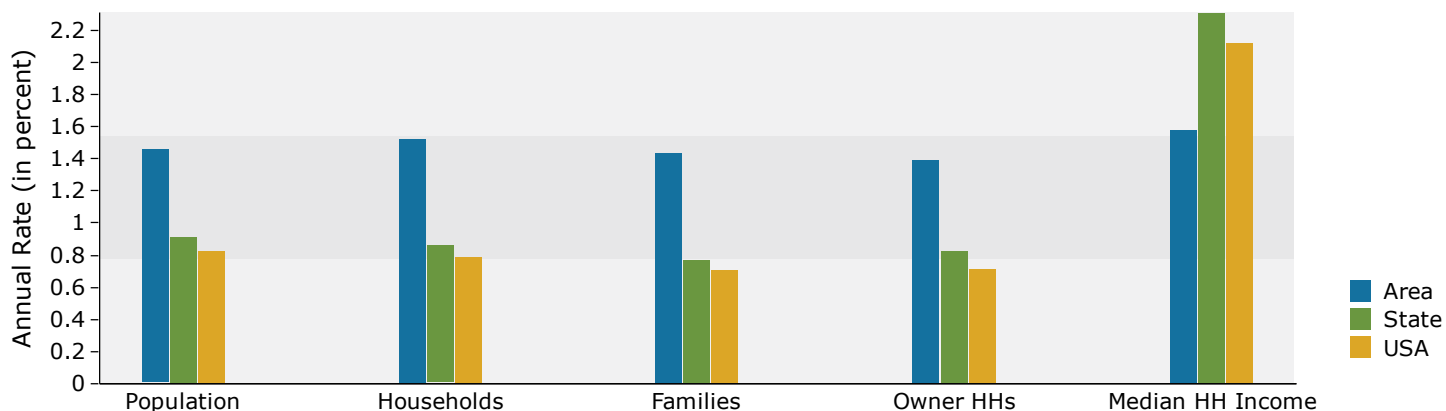
# Demographic and Income Profile

156 Strawberry Plains Rd, Williamsburg, Virginia, 23188  
Drive Time: 10 minute radius

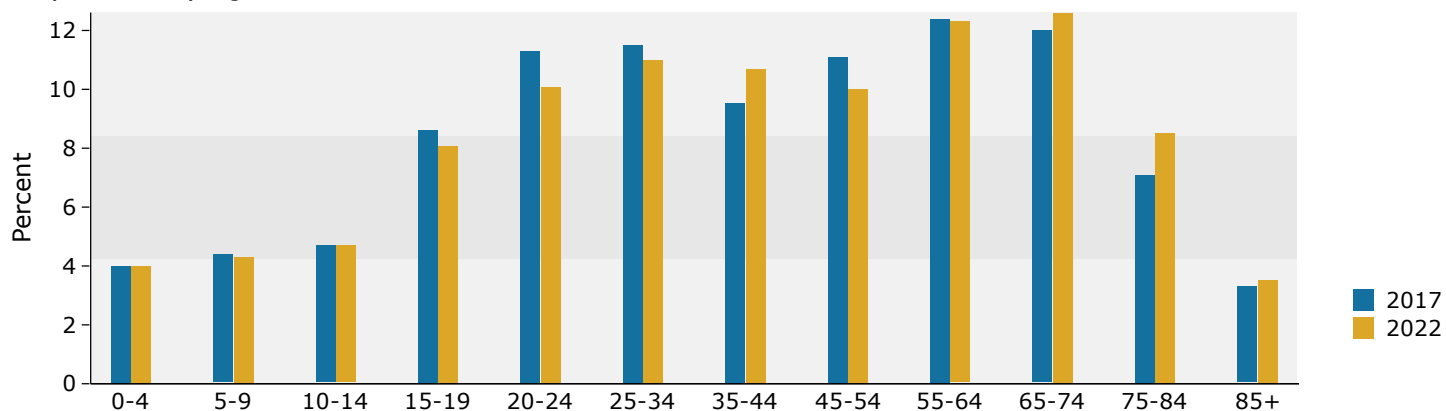
Prepared by Janice Lewis, CCIM

Latitude: 37.27254  
Longitude: -76.73889

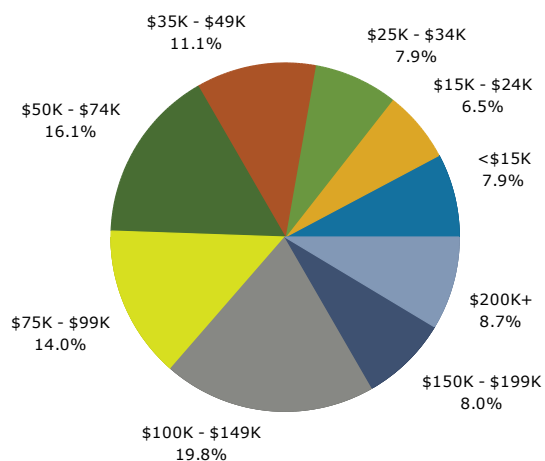
## Trends 2017-2022



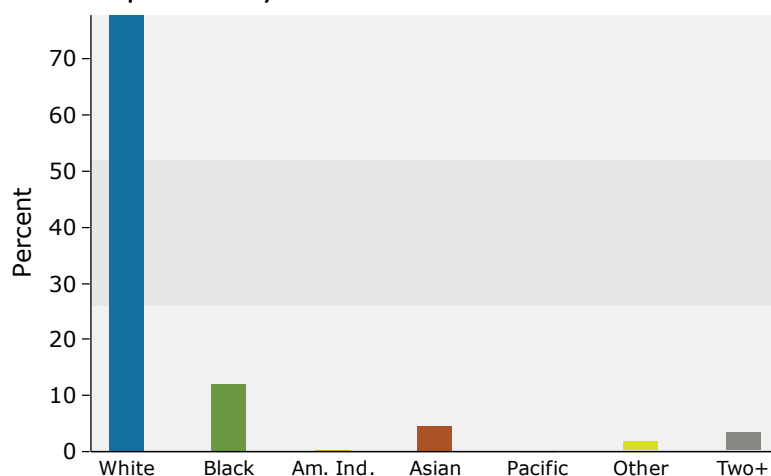
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

November 08, 2017





## Demographic and Income Profile

156 Strawberry Plains Rd, Williamsburg, Virginia, 23188  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.27254  
Longitude: -76.73889

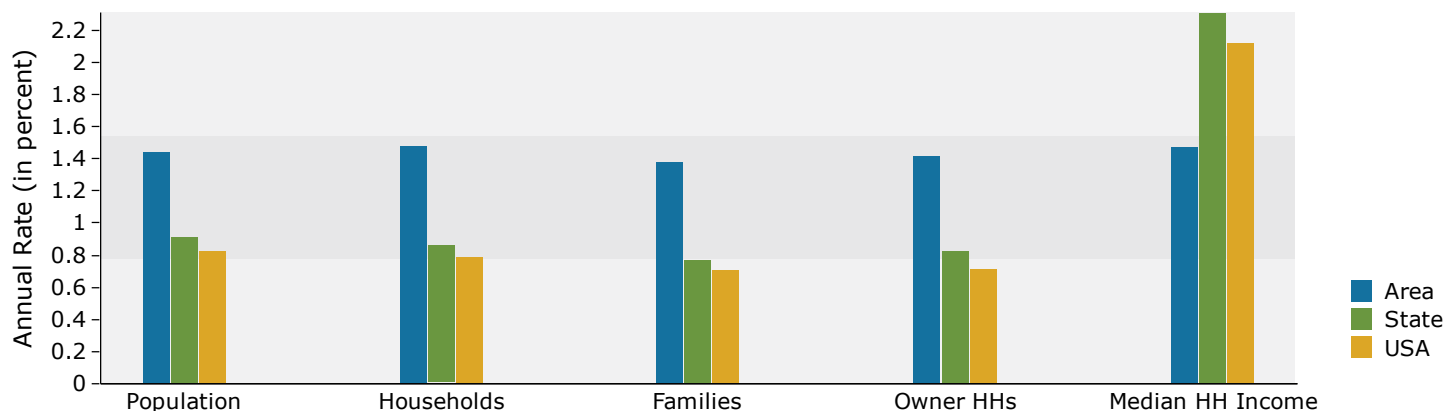
Summary	Census 2010	2017	2022				
Population	78,576	86,850	93,303				
Households	30,490	33,581	36,148				
Families	21,045	22,971	24,606				
Average Household Size	2.41	2.43	2.44				
Owner Occupied Housing Units	21,642	23,117	24,801				
Renter Occupied Housing Units	8,848	10,464	11,347				
Median Age	42.1	44.3	45.6				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.44%	0.92%	0.83%				
Households	1.48%	0.86%	0.79%				
Families	1.38%	0.77%	0.71%				
Owner HHs	1.42%	0.83%	0.72%				
Median Household Income	1.47%	2.31%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	2,278	6.8%	2,451	6.8%		
	\$15,000 - \$24,999	2,058	6.1%	2,094	5.8%		
	\$25,000 - \$34,999	2,641	7.9%	2,601	7.2%		
	\$35,000 - \$49,999	3,727	11.1%	3,641	10.1%		
	\$50,000 - \$74,999	5,737	17.1%	5,465	15.1%		
	\$75,000 - \$99,999	4,804	14.3%	5,199	14.4%		
	\$100,000 - \$149,999	6,479	19.3%	7,444	20.6%		
	\$150,000 - \$199,999	2,879	8.6%	3,677	10.2%		
	\$200,000+	2,978	8.9%	3,575	9.9%		
Median Household Income	\$76,364		\$82,162				
Average Household Income	\$99,441		\$110,514				
Per Capita Income	\$39,749		\$44,051				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,697	4.7%	3,684	4.2%	3,874	4.2%
	5 - 9	4,031	5.1%	4,068	4.7%	4,159	4.5%
	10 - 14	4,498	5.7%	4,461	5.1%	4,622	5.0%
	15 - 19	6,281	8.0%	6,350	7.3%	6,433	6.9%
	20 - 24	7,088	9.0%	7,636	8.8%	7,294	7.8%
	25 - 34	7,740	9.9%	9,276	10.7%	9,936	10.6%
	35 - 44	8,650	11.0%	8,509	9.8%	9,770	10.5%
	45 - 54	10,516	13.4%	10,448	12.0%	9,924	10.6%
	55 - 64	10,334	13.2%	11,810	13.6%	12,616	13.5%
	65 - 74	8,657	11.0%	11,264	13.0%	12,885	13.8%
	75 - 84	5,107	6.5%	6,582	7.6%	8,497	9.1%
	85+	1,976	2.5%	2,763	3.2%	3,295	3.5%
	Race and Ethnicity	Census 2010		2017		2022	
Number		Percent	Number	Percent	Number	Percent	
White Alone		61,904	78.8%	66,622	76.7%	69,915	74.9%
Black Alone		10,453	13.3%	11,739	13.5%	12,745	13.7%
American Indian Alone		238	0.3%	319	0.4%	383	0.4%
Asian Alone		2,480	3.2%	3,313	3.8%	4,104	4.4%
Pacific Islander Alone		76	0.1%	110	0.1%	134	0.1%
Some Other Race Alone		1,220	1.6%	1,744	2.0%	2,202	2.4%
Two or More Races		2,205	2.8%	3,004	3.5%	3,819	4.1%
Hispanic Origin (Any Race)		3,727	4.7%	5,410	6.2%	6,882	7.4%

**Data Note:** Income is expressed in current dollars.

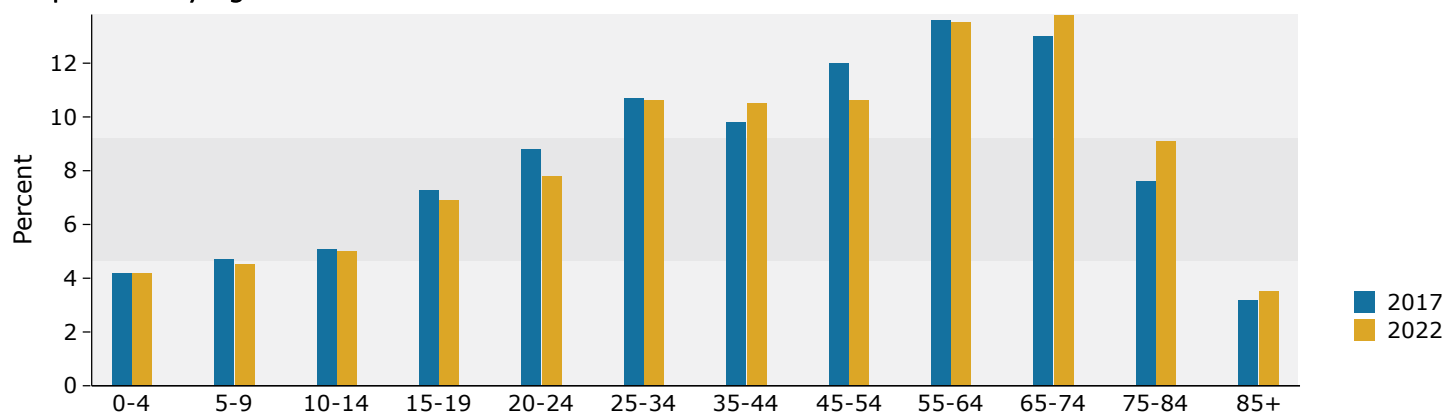
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

November 08, 2017

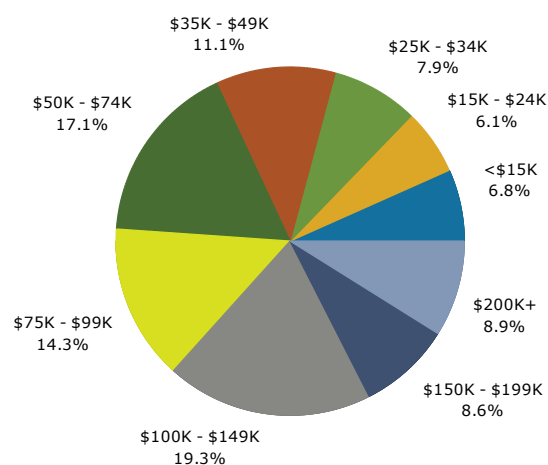
## Trends 2017-2022



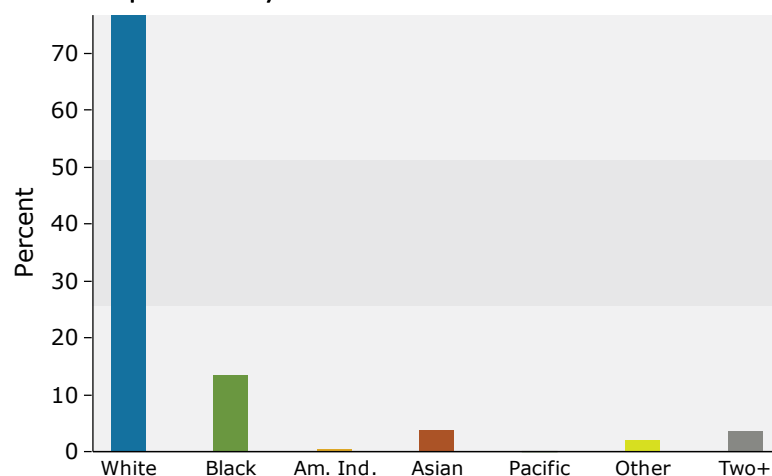
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 6.2%

#### DIVISION 6.4. - LIMITED BUSINESS CORRIDOR DISTRICT LB-4

##### Sec. 21-257.1. - Statement of intent

This district is established to allow the location of office and limited commercial uses along the city's major highway corridors in a low-intensity manner that can be employed as a transitional land use between residential neighborhoods and higher-intensity uses. Higher-intensity uses such as buildings exceeding 10,000 square feet in area, nursing homes and assisted-living facilities, and small commercial uses supporting the permitted uses in the district may be allowed with the issuance of special permits. Residential uses are not permitted in this district.

(Ord. No. 22-99, 7-8-99; Ord. No. 04-13, 7-8-04; Ord. No. 14-26, 11-13-14)

##### Sec. 21-257.2. - Permitted uses

The uses permitted in the limited business corridor district LB-4 are as follows:

- (1) Uses in buildings with a gross floor area not exceeding 10,000 square feet per building:
  - a. Banks and financial institutions.
  - b. Convenience service establishments, limited to barbershops, beauty parlors and spas, tailors and shoe repair shops.
  - c. Medical and dental offices and clinics.
  - d. Offices.
  - e. Veterinary hospitals and clinics, provided that there are no outdoor activities.
- (2) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
- (3) Public buildings owned and/or operated by the City of Williamsburg.
- (4) Off-street parking and loading areas for permitted uses in accordance with Article V.
- (5) Signs in accordance with Article VI.
- (6) Accessory uses in accordance with section 21-603.
- (7) Home occupations in accordance with section 21-606.

(Ord. No. 22-99, 7-8-99; Ord. No. 08-23, 8-14-08; Ord. No. 14-26, 11-13-14)

##### Sec. 21-257.3. - Uses permitted as special exceptions

Uses permitted in the limited business corridor district LB-4 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

None

(Ord. No. 22-99, 7-8-99)

##### Sec. 21-257.4. - Uses permitted with special use permit

Uses permitted in the limited business residential district LB-4 with a special use permit approved by the city council in accordance with Article II, Division 2, are as follows:

- (1) Churches and other permanent buildings used for religious worship.



- (2) Uses in buildings with a gross floor area exceeding 10,000 square feet per building:
  - a. Banks and financial institutions.
  - b. Convenience service establishments, limited to barbershops, beauty parlors and spas, tailors and shoe repair shops.
  - c. Medical and dental offices and clinics.
  - d. Offices.
  - e. Veterinary hospitals and clinics, provided that there are no outdoor activities.
- (3) Business uses with a gross floor area not exceeding 2,000 square feet, and limited to the following uses:
  - a. Office supply shops.
  - b. Pharmacies.
  - c. Printing and photocopying shops.
- (4) Nursing homes and assisted-living facilities.
- (5) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (6) Public or private elementary, middle or high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.

(Ord. No. 22-99, 7-8-99; Ord. No. 04-13, 7-8-04; Ord. No. 08-23, 8-14-08; Ord. No. 14-26, 11-13-14)

Sec. 21-257.5. - Lot area/density

There are no minimum lot area requirements in the limited business corridor district LB-4.

(Ord. No. 22-99, 7-8-99)

Sec. 21-257.6. - Lot width.

The lot width requirements in the limited business corridor district LB-4 are as follows:

- (1) The minimum lot width at the building line shall be 50 feet and the lot width shall not be less than 25 feet at the street line.

(Ord. No. 22-99, 7-8-99)

Sec. 21-257.7. - Yards.

The yard requirements in the limited business corridor district LB-4 are as follows:

- (1) *Front.* There shall be a front yard of not less than 25 feet, except:
  - a. Where 40 percent or more of the frontage on one side of the street within the same block is improved with buildings, no building on that side of the street within the same block shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings

on the adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations.

- b. When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-257.7(1)a.
- c. No accessory building shall be located in a front yard.

(2) *Side.*

- a. No side yard shall be required. However, if a building is not built on the property line, there shall be a side yard of at least ten feet.
- b. Corner lots: On a corner lot, the owner shall choose which yard is the front yard unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the chosen front yard. The other yard abutting the street shall be a side yard and shall not be less than 15 feet for both main and accessory buildings, unless a greater side yard is designated on a recorded subdivision plat.
- c. Side yards for accessory buildings, except for those on corner lots, shall not be less than three feet.
- d. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-257.7(4).

(3) *Rear.*

- a. There shall be a rear yard of not less than 25 feet.
- b. Rear yards for accessory buildings shall not be less than five feet.
- c. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-257.7(4).

(4) *Transitional screening.*

- a. A landscaped open space for transitional screening at least 25 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district, except that no transitional screening open space shall be required for single-family detached and duplex dwellings. The transitional screening open space shall be in addition to the required side and rear yards.
- b. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).
- c. Transitional screening open space shall not contain driveways, parking spaces, accessory buildings or be used for storage purposes. No more than 25 percent of a transitional screening open space shall be used for stormwater management facilities.
- d. Transitional screening open space shall be in addition to the required side and rear yards.
- e. In conjunction with site plan review, planning commission may, in accordance with section 21-784(f), reduce the required width of transitional screening open space. A reduction shall not be approved unless it is found that:
  - 1. The provision of the required transitional screening open space would unreasonably restrict the use of the property due to exceptional narrowness, shallowness, size or shape of the lot, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the property; and
  - 2. Additional landscaping and/or screening is proposed that will provide screening equivalent to that required by this section.

(5) *Greenbelts.*

- a. Along streets designated by the comprehensive plan as greenbelts, a greenbelt of at least 50 feet shall be provided along the street line; except that at least 75 feet shall be required along Route 199. Excluded from this requirement shall be public streets and entrances located in the greenbelt areas that are approved during review of a minor site plan, site plan or subdivision.
- b. When the greenbelt is an existing wooded area, it shall be left in an undisturbed natural state, unless modifications are approved or required during review of a minor site plan, site plan or subdivision. Any modifications to an existing wooded greenbelt shall be for the purpose of maintaining its visual character as viewed from the adjacent public street. When a wooded greenbelt is part of a residential development, it may be required during review of a minor site plan, site plan or subdivision to be supplemented with evergreen trees and shrubs in order to provide an effective year-round visual screen between the proposed residential development and the street. When a greenbelt is in a non-wooded area, it shall be improved as an extensively landscaped open space between the street and the developed portion of the property. For a non-wooded greenbelt, at least one tree for each ten feet of frontage shall be planted or maintained, and the primary landscaping material shall be deciduous shade trees, supplemented by evergreen trees, shrubs and other planting material. All landscape materials shall conform to the minimum size and height standards of section 21-784(c)(5). When a non-wooded greenbelt area borders a residential development, it may be required during review of a minor site plan, site plan or subdivision that the primary landscaping material used shall be evergreen trees and shrubs in order to provide an effective year-round visual screen between the proposed residential development and the street. The landscape plans for the greenbelt area shall be prepared and certified by a certified landscape architect licensed to practice in the State of Virginia. The landscape plans shall be subject to approval by planning commission in the case of a minor site plan, site plan or subdivision of less than 25 lots; and by city council, on recommendation of the planning commission, in the case of a subdivision of 25 or more lots. Trees planted in a greenbelt shall be consistent with the standards contained in section 21-614(g), Tree Planting, Replacement and Pruning Standards.
- c. Greenbelts may be counted toward required yards and toward the landscaped open space required by section 21-257.9.

(Ord. No. 22-99, 7-8-99; Ord. No. 01-13, § 3, 6-14-01; Ord. No. 08-06, 3-13-08)

#### Sec. 21-257.8. - Height.

The height requirements in the limited business office district LB-4 are as follows:

- (1) Buildings may be erected up to 35 feet from grade except that:
  - a. A public or semipublic building such as a school, church or library may be erected up to 45 feet from grade; provided that required front, rear and side yards shall be increased one foot for each foot of height over 35 feet.
  - b. A hospital may be erected up to 60 feet from grade.
  - c. When height is increased over 35 feet, no reduction of a front yard, as allowed by section 21-257.7(1)a., shall be permitted.
  - d. Stair towers, equipment penthouses, mechanical equipment and screening walls are exempt from the height limitations, provided that they shall not cover more than 30 percent of the total roof area and shall not exceed the building height by more than ten feet. Equipment penthouses, mechanical equipment and screening walls shall be set back from the front wall of the building one foot for each foot of height above the roof level.
  - e. Parapet walls shall not exceed the building height of the roof by more than four feet.

- f. Cupolas, spires and steeples may be erected to a height of 90 feet above grade, and may extend higher if a special exception is approved by the board of zoning appeals in accordance with section 21-97(f). The board shall not approve the special exception unless it finds that the cupola, spire or steeple is in proper proportion to the building.

(Ord. No. 22-99, 7-8-99)

Sec. 21-257.9. - Landscaped open space.

The landscaped open space requirements in the limited business corridor district LB-4 are as follows:

- (1) At least 20 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by section 21-257.7(4), and Resource Protection Area (RPA) buffer areas as specified by section 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

(Ord. No. 22-99, 7-8-99; Ord. No. 08-06, 3-13-08)

Secs. 21-258—21-260. - Reserved.



## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the \_\_\_\_\_ Listing Broker, \_\_\_\_\_ Buyer Broker, \_\_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

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Campana Waltz Commercial Real Estate, LLC